



Wheaton Library and Recreation Center



Wheaton Regional Park Neighborhood Association

David Dise - Director
Department of General Services
Montgomery County Government



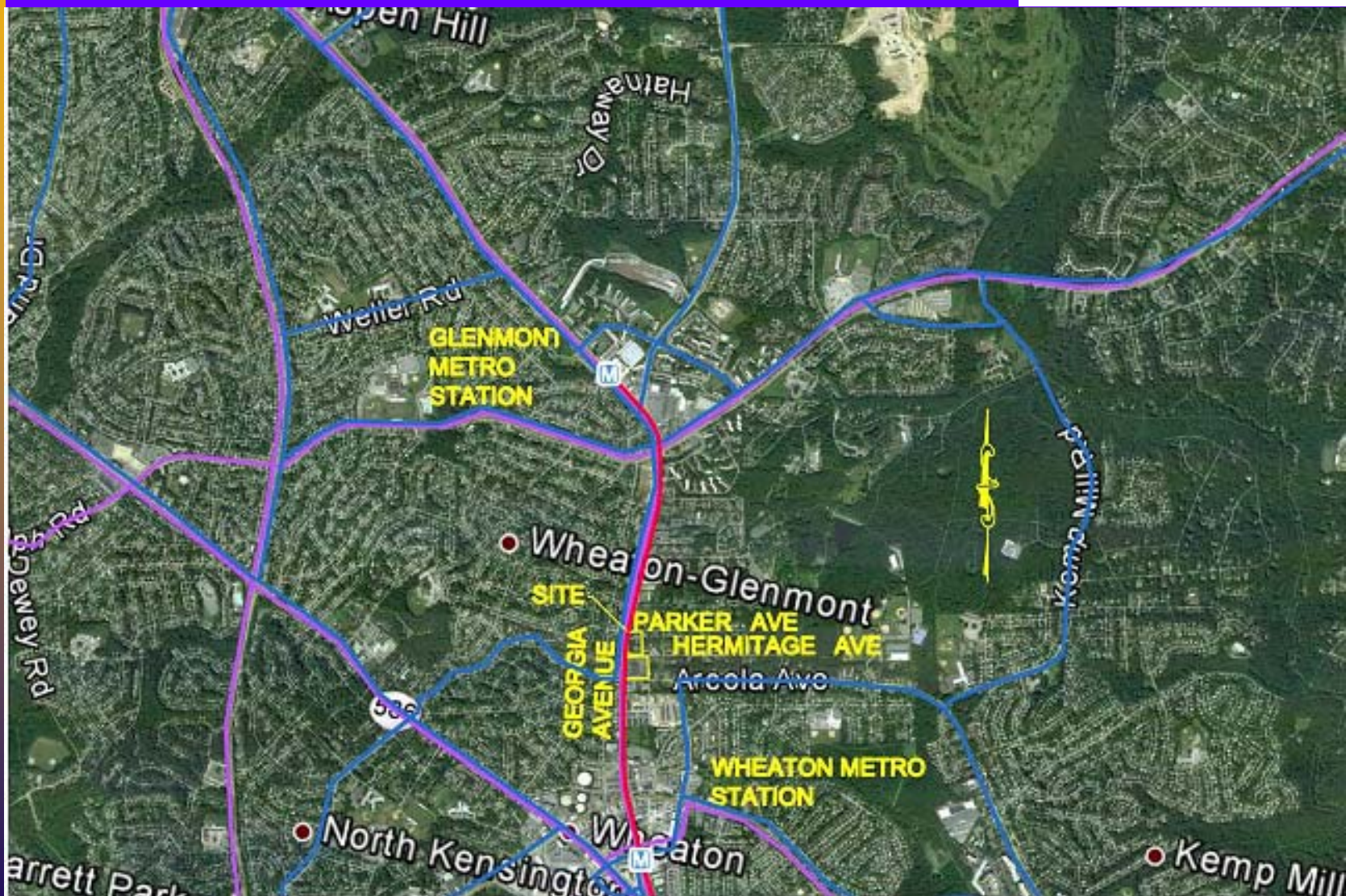
Aerial with Mass Transit

LEGEND

METRO

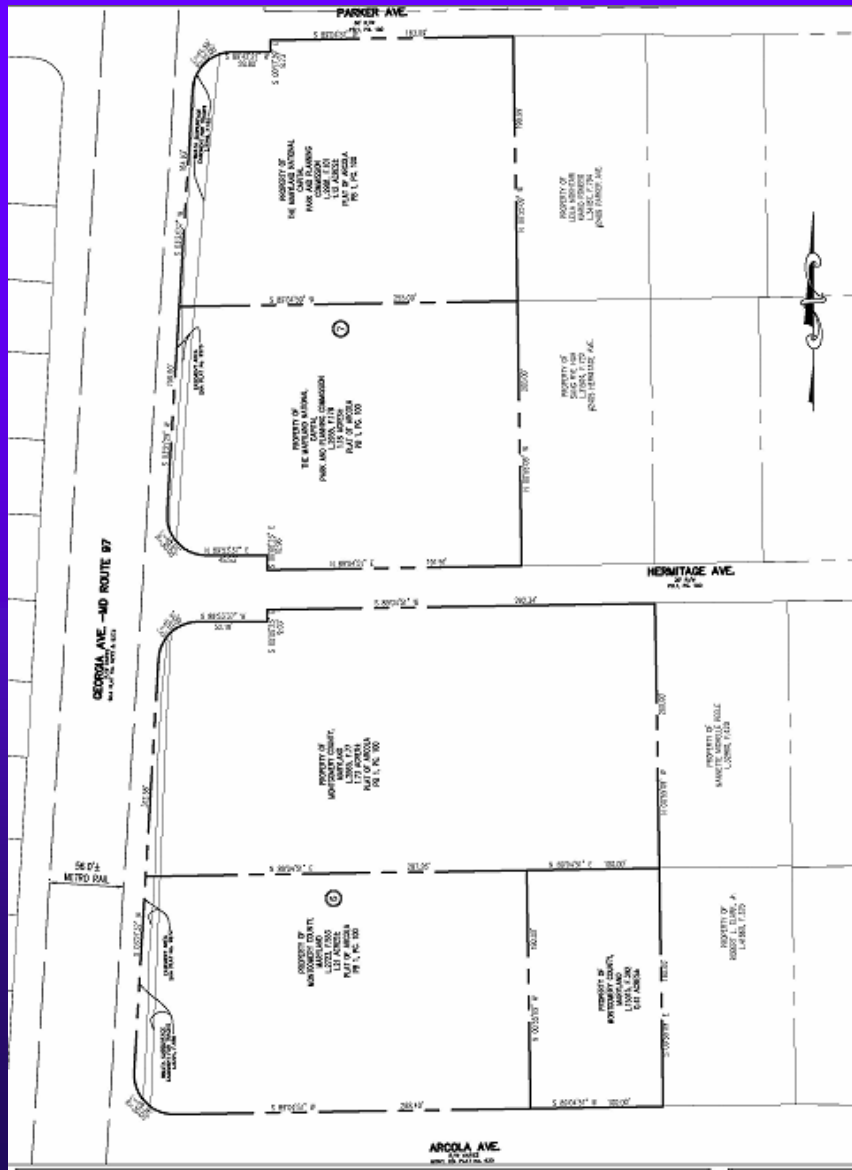
METROBUS ROUTE

RIDE ON BUS ROUTE





Boundary Exhibit



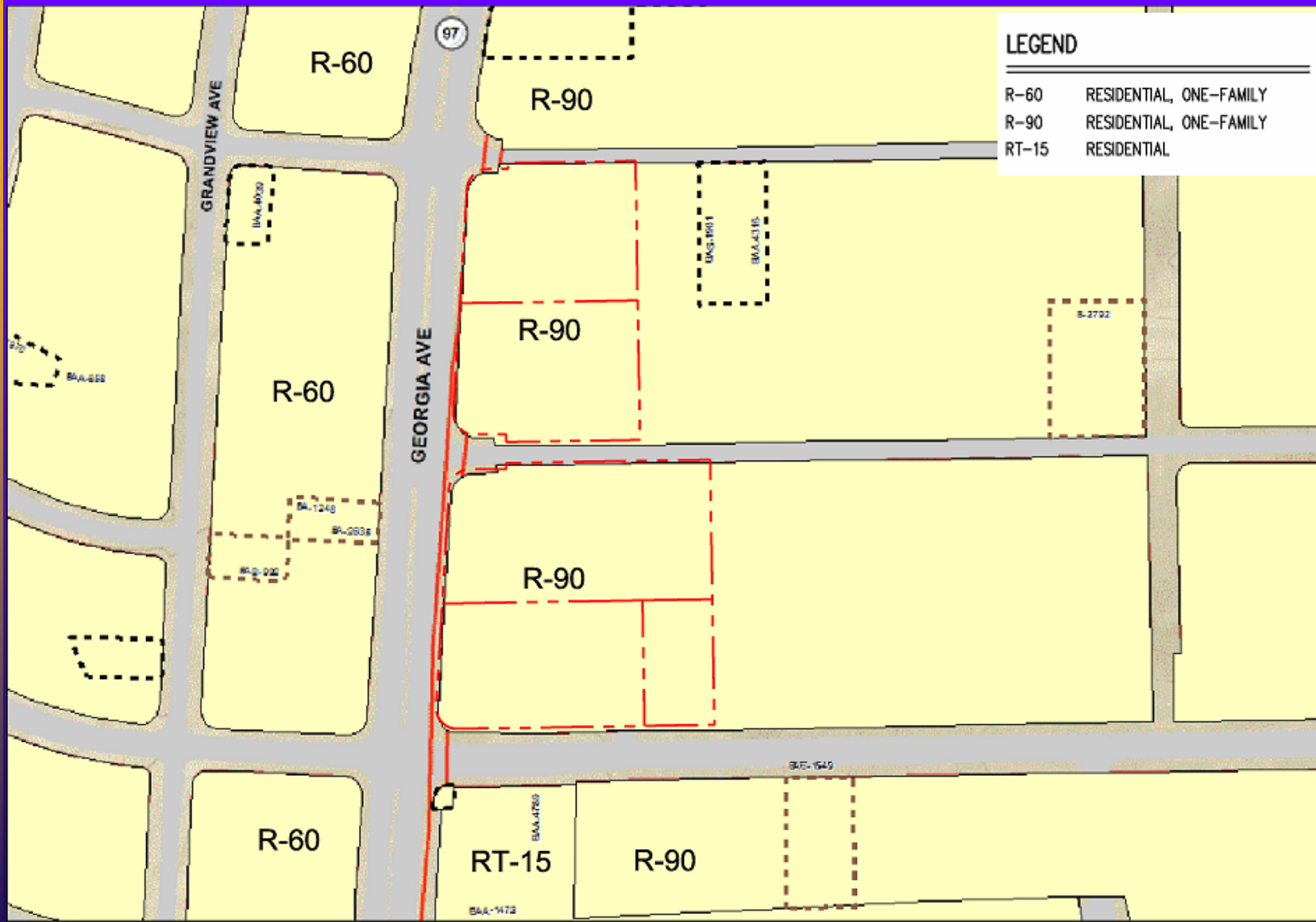
GENERAL NOTES:

1. BOUNDARY INFORMATION SHOWN IS BASED ON AVAILABLE LAND RECORDS AND DEEDS FROM COUNTY LAND RECORDS. A FIELD RUN BOUNDARY SURVEY HAS NOT BEEN PREPARED AT THIS TIME.
2. PHR+A HAS RESEARCHED AND LOCATED EASEMENTS THAT ARE PRESENT ON THE PROPERTY TO THE EXTENT THAT IS POSSIBLE AT THIS TIME. A TITLE REPORT WAS NOT PROVIDED, SO IT IS POSSIBLE THAT ADDITIONAL EASEMENTS AND ENCUMBRANCES MAY AFFECT THE PROPERTY AND WOULD BE REFLECTED IN A TITLE REPORT.



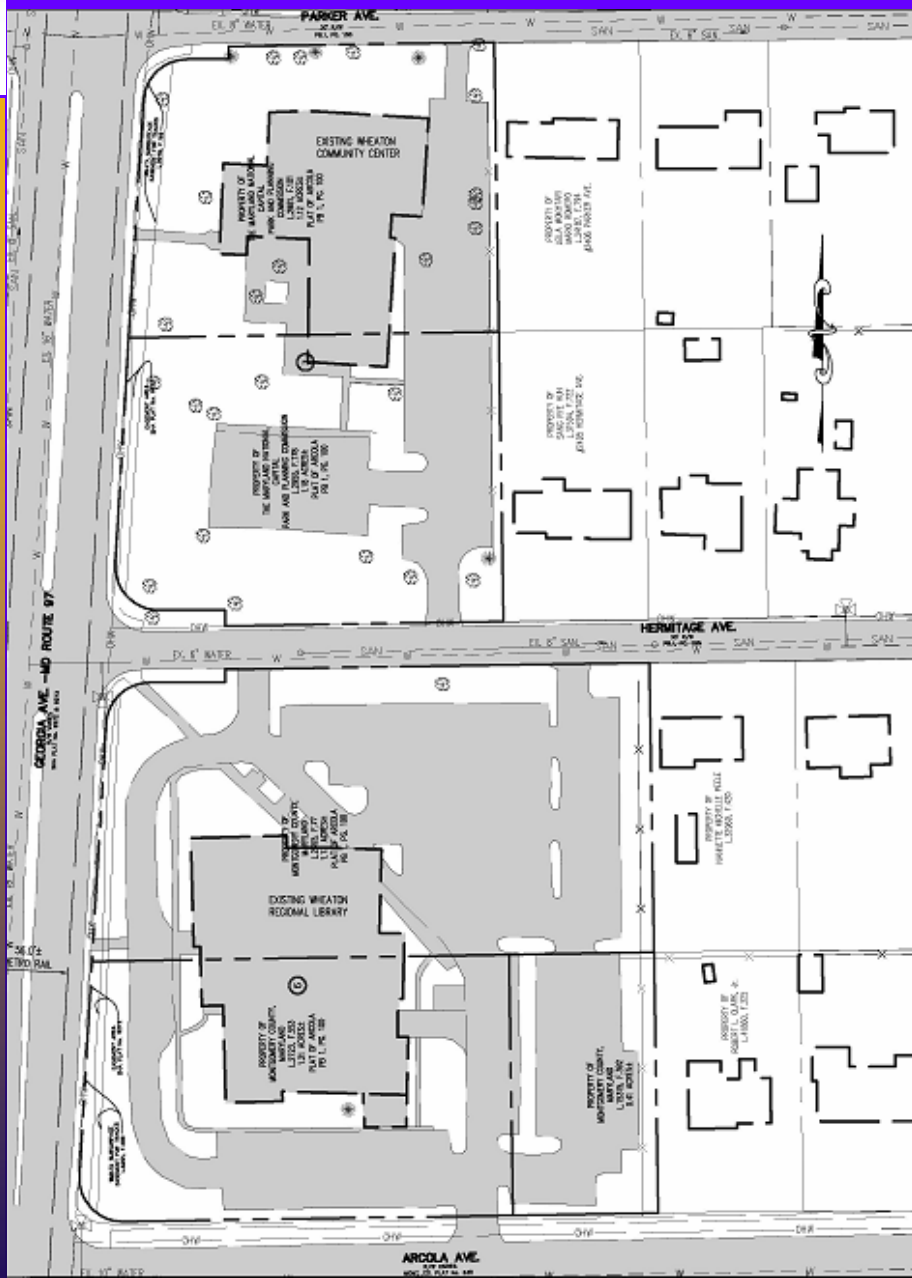
Existing Pedestrian Access







Existing Impervious Area



LEGEND

EXISTING IMPERVIOUS AREA
144,200 SF±



GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED FROM M-NCPPC, MONTGOMERY COUNTY.
2. EXISTING IMPERVIOUS AREA IS 58.6%± OF THE SITE. (144,200 SF EXISTING IMPERVIOUS AREA/246,005 SF SITE AREA)



Hermitage Avenue Relocation Option 1



RELOCATION ISSUES

1	WATER LINE RELOCATION
2	SEWER LINE RELOCATION
3	OVERHEAD UTILITY RELOCATION
4	SUBDIVISION PROCESS
5	IMPACT TO ADJACENT PROPERTIES
6	SPECIMEN TREE IMPACTS
7	POSSIBLE GEORGIA AVENUE ROAD IMPROVEMENTS



Hermitage Avenue Relocation Option 1

Place relocated right-of-way along the eastern edge of the Current Community Recreation Center property.

This option would further reduce the narrower northern part of the property by removing a 50' strip for the required right-of-way. This would reduce the availability of this area for building, parking, and green space uses.

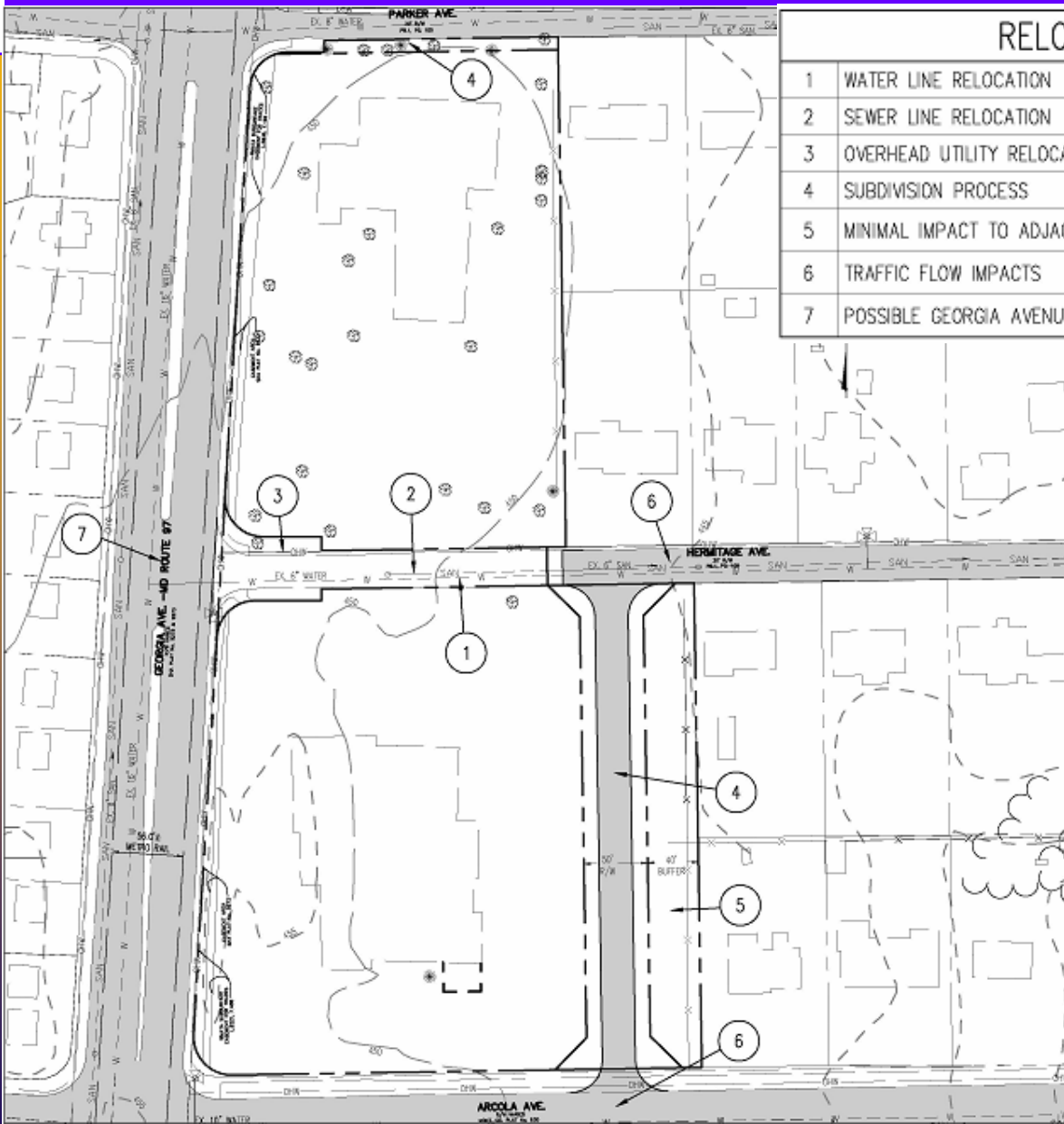


It would allow traffic to more closely follow the pattern that currently exists. Traffic from Hermitage Avenue already exits onto northbound Georgia Avenue at the Hermitage and Georgia Avenue intersection.

Traffic also may cut through the library property to access the light at Arcola and Georgia Avenue, where southbound Georgia Avenue can be accessed.



Hermitage Avenue Relocation Option 2



RELOCATION ISSUES

- | | |
|---|---|
| 1 | WATER LINE RELOCATION |
| 2 | SEWER LINE RELOCATION |
| 3 | OVERHEAD UTILITY RELOCATION |
| 4 | SUBDIVISION PROCESS |
| 5 | MINIMAL IMPACT TO ADJACENT PROPERTIES |
| 6 | TRAFFIC FLOW IMPACTS |
| 7 | POSSIBLE GEORGIA AVENUE ROAD IMPROVEMENTS |



Hermitage Avenue Relocation Option 2

Place the right-of-way near eastern edge of current Library property but leave buffer strip between subject property and site



This option would place the right-of-way on the wider, southern part of the site

It would direct the traffic from Hermitage Avenue onto Arcola Avenue, eliminating the potential existing cut through traffic, but increasing traffic at the light at Arcola.

It creates the potential for traffic backups on Arcola when someone is attempting to turn onto the relocated Hermitage Avenue from Arcola.

The option maintains a buffer between the new road and the adjacent properties to the east.



Hermitage Avenue Relocation Option 3



RELOCATION ISSUES	
1	WATER LINE RELOCATION
2	SEWER LINE RELOCATION
3	OVERHEAD UTILITY RELOCATION
4	SUBDIVISION PROCESS
5	IMPACT TO ADJACENT PROPERTIES
6	TRAFFIC FLOW IMPACTS
7	POSSIBLE GEORGIA AVENUE ROAD IMPROVEMENTS



Hermitage Avenue Relocation Option 3

**Place the right-of-way at eastern edge
of current Library property**



This option provides a similar solution to Option 2, but without the added buffer on the properties to the east



Hermitage Avenue Relocation Option 4

Truncate Hermitage Avenue at the eastern boundary of the Library and Community Center Property

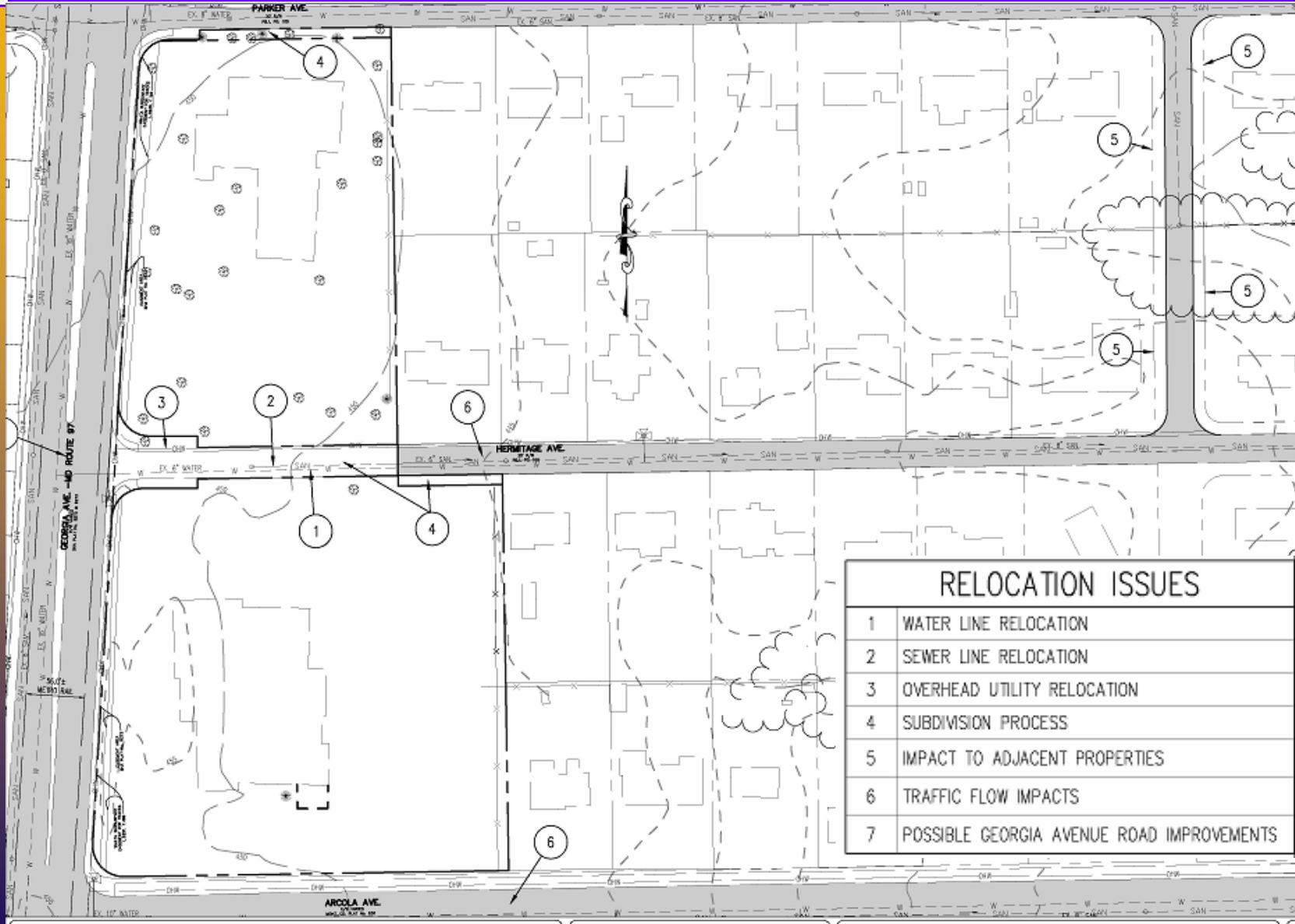


This option would provide the most useable area for the proposed development but would leave the residents on Hermitage only one means of entrance and exit to the homes.

Residents living at the Georgia Avenue End of Hermitage Avenue would have to travel down Hermitage Avenue before a connection with Arcola could be made, and then would have to travel backdown Arcola to access Georgia Avenue, adding nearly a mile to their journey.



Hermitage Avenue Relocation Option 5





Hermitage Avenue Relocation Option 5

Truncate Hermitage Avenue at the eastern boundary of the Library and Community Center Property and construct a road through the paper street that exists 6 lots to the east of the existing library



This option would provide access for the residents on Hermitage Avenue closer to the Georgia Avenue and Arcola Avenue intersection, while providing the most useable area for the proposed development.





Questions ?

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